

1. Demolition Permitting Optimization

Summary: To amend the Zoning and Development By-law to enable earlier demolition for eligible residential rental accommodations while preserving protections for Rental Housing Stock Official Development Plan areas and rental protections under the Tenant Relocation and Protection Policy. The amendments will reduce project holding costs for projects that satisfy the City's tenant relocation policies and are outside of rental housing stock protected areas. For projects in the R1-1 District that are not residential rental accommodation, the proposed changes will facilitate demolition of vacated buildings. These changes will affect residential rental properties across the city.

Applicant: General Manager of Development, Buildings & Licensing, and General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled "Demolition Permitting Optimization", dated November 10, 2025 ("Report"), referred to Public Hearing at the Council Meeting of December 9, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

THAT Council approve, in principle, the application to amend the Zoning and Development By-law to update sections 4.8.1 and 10.14 to allow for improvements to the demolition permit process, generally in accordance with Appendix A of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law, generally in accordance with Appendix A of the Report.

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